Karen Johnson Davidson County
Batch# 761232 DEEDQC
11/24/2021 03:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211124-0156511

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 17 day of November, 2021. Notary Public My Commission Expires:

MARGARET PHILPOTT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

QUITCLAIM DEED

Address New Owner: Towne Bidez Burd and Andrew Burd 1204 Ardee Avenue #A Nashville, TN 37216	Send Tax Bills to: New Owner	Map Parcel No. 061-15-0C-001.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL BURD** ("Grantor"), by these presents, does hereby quitclaim and convey his undivided one-third interest unto **TOWNE BIDEZ BURD AND ANDREW BURD**, their heirs, successors and assigns ("Grantees"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A on the plan of The Cottages of Ardee Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Cottages of Ardee Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150807-0078840, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to TOWNE BIDEZ BURD AND ANDREW BURD, AS TENANTS BY THE ENTIRETY AS TO AN UNDIVIDED TWO THIRDS INTEREST (THE "ENTIRETY INTEREST") AND MICHAEL BURD, UNMARRIED, AS TO AN UNDIVIDED ONE THIRD INTEREST (THE "INDIVIDUAL INTEREST"), by deed from THE TWIN TEAM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20160712-0071207, dated July 8, 2016, said Register's Office.

This is part of improved property known as: **1204 Ardee Avenue #A, Nashville, TN 37216** ("Property")

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

[Intentionally Left Blank]

Witness my hand this 10th **day of** November, **2021, the bargaining party, having caused my name to be signed hereto on said day and date.**

GRANTOR:

MICHAEL BURD

STATE OF N. Carolina)
COUNTY OF Craven)

On this day before me, the undersigned Notary Public, personally appeared, **MICHAEL BURD** the within named bargainor, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

Witness my hand and official seal at office this 10th day of November, 2021.

Nancy J Kimball
NOTARY PUBLIC
Craven County
North Carolina
My Commission Expires 12/22/2025

Nancy J Kimball
Notary Public
My commission expires: 12/22/2025

Tennessee Certification of Electronic Document

I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **11/10/2021** (date of document).

Affiant Signature

11/10/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11** day of **November**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

